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Deva Marie Proto, County Clerk
BY: 
Zaira Enriquez, Deputy Clerk



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CITY OF PETALUMA

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

PROJECT NAME: Creekwood Housing Development Project
PROJECT ADDRESS: 270 and 280 Casa Grande Road, City of Petaluma, Sonoma County CA
ASSESSOR PARCEL NO: 017-040-051 and -016 **City Record Number:** PLPJ-22011
APPLICANT NAME(S): Falcon Point Associates, LLC

PROJECT DESCRIPTION: The proposed Creekwood Housing Development Project (project) is a 62 unit residential subdivision on an existing 5.2 acre site. The project includes demolition of the existing single family residence at 280 Casa Grande Road and retention of the existing residence at 270 Casa Grande Road. The 62 proposed dwelling units would be constructed across three blocks (Blocks 1, 2, and 3), and include tri-plex and duet structures and semi-private or private yard areas for each unit. The project includes construction of various on-site road and utility improvements, landscaping, and a new off-site public multi-use pathway, with a pedestrian bridge over Adobe Creek to connect with the existing Creekside path on the opposite bank.

The project applicant has submitted an application for a Vesting Tentative Parcel Map and Site Plan and Architectural Review. In addition, the project is expected to require Federal Emergency Management Agency (FEMA) approval of a Conditional Letter of Map Revision (CLOMR), California Department of Fish and Wildlife (CDFW) approval of a 1600 Lake and Streambed Alteration Agreement, and Regional Water Quality Control Board (RWQCB) approval of a NPDES Construction General Permit and NPDES Phase II MS4 General Permit.

NOTICE OF PREPARATION (NOP): This provides notice to public agencies and the general public that the City of Petaluma, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Creekwood Residential Project (proposed project) in accordance with the California Environmental Quality Act (CEQA). The City is interested in the comments of the general public scope about the content of the environmental information to be addressed in the EIR, as well as comments from public agencies that are germane to the agencies' statutory responsibilities in connection with the proposed project. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project. The NOP is available for review at the following link: <https://cityofpetaluma.org/creekwood-housing-development/>

SCOPING MEETING DATE: On Monday, November 14, 2022 starting at 6:00 p.m., the City of Petaluma Community Development Department will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the scope and content of the Draft EIR being prepared for the Creekwood Residential Project. This meeting will be held virtually at the following link: <https://us06web.zoom.us/j/81242206023>

INITIAL STUDY: An Initial Study has been prepared for this project analyzing the potential project-specific and cumulative impacts pertaining to all of the resource areas identified in Appendix G of the CEQA Guidelines. The CEQA topics of Aesthetics, Air Quality, Agricultural and Forestry Resources, Geology, Cultural, Energy, Hazards and Hazardous Materials, Land Use and Planning Mineral Resources, Noise, Recreation, Population and Housing, Public Services, Utilities and Service Systems, and Wildfire have been addressed in the Initial Study and will be dismissed from further analysis in EIR. The EIR will address

biological resources, geology and soils, greenhouse gas emissions and transportation and circulation, other required section of CEQA, and alternatives. The Initial Study is available for review at the following link: <https://cityofpetaluma.org/creekwood-housing-development/>

HOW TO COMMENT: Please send comments via email to the Project Planner (see **Project Planner Contact** below) prior to 5:00 pm on November 21, 2022. You may also mail comments to the Community Development Department, Planning Division, City of Petaluma, 11 English Street, Petaluma, California 94952. You may also provide comments during the public scoping meeting scheduled for November 14, 2022 starting at 6:00 p.m. Visit cityofpetaluma.org/planning-participate to learn more about public comment opportunities.

FOR MORE INFORMATION: Please consider these options to learn more about the project:

Project Planner Contact:

Olivia Ervin, Principal Environmental Planner, at oervin@cityofpetaluma.org or (707) 778-4556, or
Greg Powell, Principal Planner, at gpowell@cityofpetaluma.org or (707) 778-4340

Online: Review project information online at <https://cityofpetaluma.org/creekwood-housing-development/>

In-person: Review project information in-person at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 2 PM.

ACCESSIBILITY: Efforts will be made to accommodate persons desiring this notice in an alternative format. Please notify Planning Division at (707) 778-4470 or (707) 778-4480 (TDD) within 5 days from date of publication of this notice if you need special accommodations including translation or assisted reading format. A minimum of 48 hours is needed to ensure the availability of translation services.

PROJECT LOCATION MAP:

